

017.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

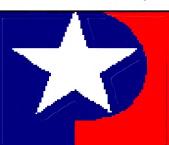
716,500 / 716,500

USE VALUE:

716,500 / 716,500

ASSESSED:

716,500 / 716,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
102		MARY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TWOHIG JAMES F & LORRAINE M	
Owner 2: TRS/TWOHIG MARY ST TRUST	
Owner 3:	
Street 1: 102 MARY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

Street 1: 102 MARY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: TWOHIG JAMES F & LORRAINE M -	
Owner 2: -	
Street 1: 102 MARY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 1168 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6000	Sq. Ft.	Site	0	80.	1.00	1														
-----	------------	------	---------	------	---	-----	------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value												
101	6000.000	236,500			480,000		716,500												
Total Card	0.138	236,500			480,000		716,500		Entered Lot Size										
Total Parcel	0.138	236,500			480,000		716,500		Total Land:										
Source:	Market Adj Cost		Total Value per SQ unit /Card:		613.44		/Parcel: 613.4		Land Unit Type:										

PREVIOUS ASSESSMENT										Parcel ID			
Tax Yr										017.0-0004-0004.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,700	0	6,000.	480,000	716,700	716,700	Year End Roll	12/18/2019
2019	101	FV	199,400	0	6,000.	510,000	709,400	709,400	Year End Roll	1/3/2019
2018	101	FV	199,400	0	6,000.	372,000	571,400	571,400	Year End Roll	12/20/2017
2017	101	FV	199,400	0	6,000.	324,000	523,400	523,400	Year End Roll	1/3/2017
2016	101	FV	199,400	0	6,000.	276,000	475,400	475,400	Year End	1/4/2016
2015	101	FV	187,300	0	6,000.	270,000	457,300	457,300	Year End Roll	12/11/2014
2014	101	FV	187,300	0	6,000.	222,000	409,300	409,300	Year End Roll	12/16/2013
2013	101	FV	187,300	0	6,000.	211,200	398,500	398,500		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
TWOHIG JAMES F	49930-441		8/13/2007	Family		1	No	No									
	11992-423		5/5/1971		23,000	No	No	N									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
4/19/2016	471	Manual	3,000					rebuild front stae		2/3/2009	Meas/Inspect	189	PATRIOT				
										10/26/1999	Inspected	267	PATRIOT				
										9/29/1999	Mailer Sent						
										9/29/1999	Measured	243	PATRIOT				
										8/26/1993	AS						

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.13774 Total SF/SM: 6000 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 480,000 Spl Credit: Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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**EXTERIOR INFORMATION**

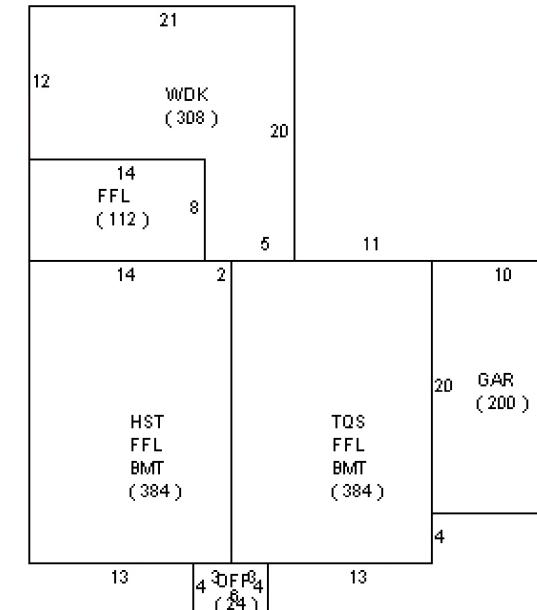
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

OF=BMT SINK.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	6 - Ceramic Tile
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj \$ / SQ:	139.624
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290598
Depreciation:	54051
Depreciated Total:	236546

**BATH FEATURES**

A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5 BRs: 3 Baths: 1 HB	

**REMODELING**

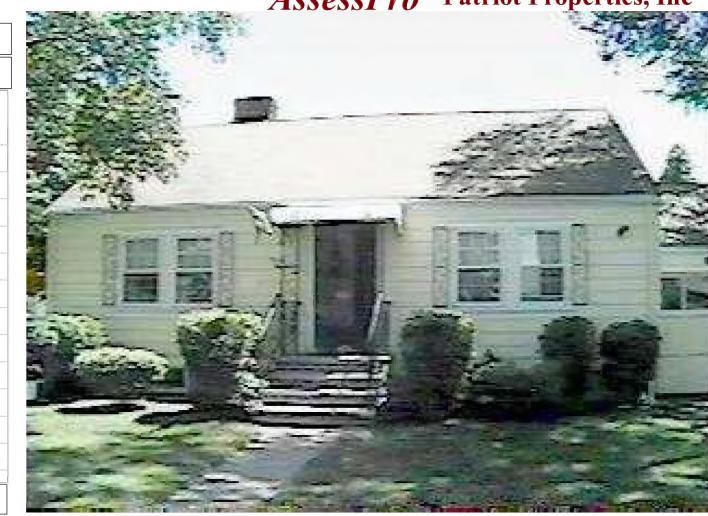
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 5 3

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	3	M

**SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	139.620	122,869
BMT	Basement	768	41.890	32,169
WDK	Deck	308	9.110	2,805
TQS	3/4 Story	288	139.620	40,212
GAR	Garage	200	27.090	5,418
HST	Half Story	192	83.770	16,085
OPF	Open Porch	24	43.340	1,040
Net Sketched Area:		2,660	Total:	220,598
Size Ad	1360	Gross Are	2948	FinArea
				1168

**SUB AREA DETAIL****IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: